

Plaintiff

Vs.

_____ Civil _____

Defendant

**Certification pursuant to Act 32 of 2018
Expedited Lockout Fee**

The undersigned, counsel for Plaintiff, hereby certifies as follows in support of Plaintiff's request for an expedited lockout of real property which is the subject of the above captioned matter.

1. Pursuant to Act 32 of 2018, Plaintiff obtained an Order or final determination from the municipality that deems the property vacant and/or abandoned and for substituted service. See Exhibit 1.
2. Pursuant to Act 32, Plaintiff requests that the sheriff conduct a lockout as to the property located at _____ ("Property") and has deposited the required expedited lockout fee of \$250.00 together with Plaintiff's required deposit, writ of possession and other documents required to proceed with the lockout.
3. Plaintiff waives strict compliance with the thirty (30) day scheduled lockout requirement of Act 32 so long as the lockout is scheduled on or before ninety (90) days from the filing of the writ of possession.
4. The Sheriff shall retain and earn the expedited lockout fee of \$250.00 upon receipt of the funds and no refund shall be due so long as the lockout is not delayed or postponed or stayed due to the actions of the Sheriff, absent extraordinary circumstances.
5. If a bankruptcy is filed and the lockout is stayed, postponed or continued or the defendant obtains a court order to postpone or stay or continue the lockout, the Plaintiff shall direct the Sheriff as to the lockout and such direction shall not constitute action by the Sheriff to delay the lockout. In these events, the Sheriff shall retain the right to the expedited lockout fee of \$250.00.

Date: _____

By: _____